

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
OZ Investments LLC
980 Hale Rd
Pontotoc, MS 38863
662-488-5319

**Substitute Trustee's Deed
Indexing Instructions**

Lot 62, Section A, Edgewater S/D, in Section 20, T 3 S, R 7 W, Plat Book 64 Page 29, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 15th day of December, 2005 and acknowledged on the 15th day of December, 2005, Eblon Harris, as a single woman, executed and delivered a certain Deed of Trust unto Eric Sappenfield, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2379 at Page 705; and

WHEREAS, on the 26th day of August, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006RZ1, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3073 at Page 512; and

WHEREAS, on the 26th day of August, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3073 at Page 513; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated September 16, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 20th day of October, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 20th day of October, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 62, Section A, Edgewater Subdivision, in Section 20, Township 3 South, Range 7 West, Desoto County, Mississippi as per Plat thereof recorded in Plat Book 64, Page 29, in the Office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale OZ Investments LLC was the highest bidder and best bidder, therefore, for the sum of \$87,000.00 and the same was then and there struck off to OZ Investments LLC and it was declared the purchaser thereof; and

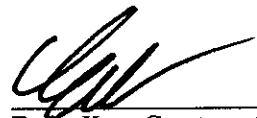
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$87,000.00 do hereby convey the above-described property to OZ Investments LLC.

I convey only such title as is vested in me as Substitute Trustee.

sw/F08-2822

WITNESS MY SIGNATURE, this the 26 day of October, 2009.

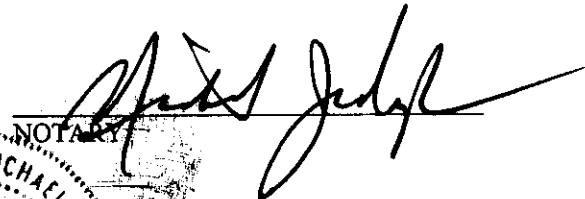


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 26 day of October, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES



MICHAEL JEDYNAK
NOTARY PUBLIC
NOTARY ID NO. 16479
OUACHITA PARISH
STATE OF LOUISIANA

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 15th day of December, 2005, and acknowledged on the 15th day of December, 2005, Edlon Harris, as a single woman, executed and delivered a certain Deed of Trust unto Eric Sappenfield, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2379 at Page 705; and

WHEREAS, on the 26th day of August, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006RZ1, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3073 at Page 512; and

WHEREAS, on the 26th day of August, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3073 at Page 513; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 20th day of October, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 62, Section A, Edgewater Subdivision, in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi as per Plat thereof recorded in Plat Book 64,

Volume No. 114 on the 29 day of Sept., 2009
Volume No. 114 on the 6 day of Oct., 2009
Volume No. 114 on the 13 day of Oct., 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day September 16, 2009

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
sw/F08-2822

PUBLISH: 9-29-09/ 10-6-09/
10-13-09

Sworn to and subscribed before me, this 13 day of Oct., 2009

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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B. 2 subsequent insertions of 758 words @ .10 \$ 75.80
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 124.28

5 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229